Karen Johnson
Batch # 1180826
09/12/2024 09:35:20 AM
Fees: $13.00 Taxes: $4,255.00

Davidson County
DEEDWARR
2 pgs

20240912-0070327

Prepared by:
Record and Return To:
[illegible] and Rosenthal Title, Inc
[illegible] Hills Blvd., Suite 130
[illegible] TN 37215

ED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
James Scott Dulaney and Lori L. Dulaney	NEW OWNER	117-11-0-G-003.00CO
(NAME)	(NAME)	
105 Oxton Hill Lane	105 Oxton Hill Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Scott Morgan, Successor Trustee of the Ruth P. Morgan Trust Agreement, dated December 3, 2021**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Lori Dulaney and James S. Dulaney, wife and husband**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, on the PUD Boundary and Final Subdivision Plat, OXTON HILL, Revision One, of record in Plat Book 8250, Page 781, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to H. Brooks Morgan and wife, Ruth P. Morgan by Warranty Deed dated 08/17/2007 from Phillip Trella and wife, Pamela Threadgill Trella, of record in Instrument No. 20070820-0099698, Register's Office for Davidson County, Tennessee. H. Brooks Morgan died on November 1, 2020 leaving Ruth P. Morgan as the sole surviving tenant by the entirety. Further being the same property conveyed to Ruth P. Morgan, Trustee of Ruth P. Morgan Trust Agreement, dated December 3, 2021 by Quitclaim Deed dated 12/17/2021 from Ruth P. Morgan of record in Instrument No. 20211223-0170151, Register's Office for Davidson County, Tennessee.

Ruth P. Morgan died on or about May 15, 2024. The said Ruth P. Morgan Trust Agreement named Scott Morgan as **Sole Trustee** of the Ruth P. Morgan Trust Dated December 3, 2021.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Matters shown on plat of record in Plat Book 8250, Page 781, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Oxton Hill of record in Book 10154, Page 375, as amended and restated in Book 10562, Page 950 and re-recorded in Book 10570, Page 279, Register's Office for Davidson County, Tennessee.

Charter for Oxton Hill Townhouse Association of record in Book 10562, Page 953, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 9921, Page 746, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 105 Oxton Hill Lane, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 4th day of September, 2024.

Ruth P. Morgan Trust Agreement, dated December 3, 2021

BY: _____
Scott Morgan
Successor Trustee

STATE OF Minnesota

COUNTY OF Dakota

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Scott Morgan, which whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposees therein contained, and who further acknowledged that he is the **Successor Trustee** of the Ruth P. Morgan Trust Agreement, dated December 3, 2021, and is authorized by the trust document to exeucte this instrument on its behalf.

Witness my hand and seal, at office, this 4th day of September, 2024.

_____
Notary Public

Printed Name: the undersigned Robert Chen

My Commission Expires: Jan 31, 2029

ROBERT CHEN
Notary Public
Minnesota
My Commission Expires
Jan 31, 2029

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064